



CITY OF AMESBURY
IN THE YEAR TWO THOUSAND NINETEEN

SPONSORED BY: C. Kenneth Gray, Mayor **BILL No.** 2019-002

At the meeting of the Amesbury City Council held on February 13, 2019 in the City Hall Auditorium the following action was taken:

Summary: This Order amends the South Hunt Area District Improvement Finance Program (DIF) and takes other actions pursuant to the document titled City of Amesbury South Hunt Area District Improvement Financing Program District Designation and Base Value Establishment, dated July 2nd, 2018, amended August 30, 2018, and adopted September 26th, 2018 through Order number 2018-053 which is hereby incorporated herein by reference. This DIF Program implements Mass. Gen. Laws Ch. 40Q District Improvement Financing. This action amends the above referenced plan to request for revenue to fund design and engineering work as described in the amendment to the above document.

- **WHEREAS,** Global Property Developers Incorporated are proposing to develop a 410,000 square-foot forty- million-dollar athletic facility, known as the Atlantic Sports Center, off South Hunt Road; and
- **WHEREAS,** beyond the taxation value, the Atlantic Center represents an economic magnet bringing in visitors for tournaments and events from around the nation, representing an economic ripple effect with a positive impact for local businesses supplying goods, services, and accommodations; and
- **WHEREAS,** the City has been fortunate to benefit from new growth, and has new opportunity with vacant City-owned land, in the area of South Hunt Road and Route 150, such as: Amesbury Heights, Hatters Point, Baileys Pond, Arc Technologies, Trader Allens, and Margaret Rice, all of which will create traffic impacts in the South Hunt Area; and
- **WHEREAS,** South Hunt Road is the primary roadway for access to the Atlantic Center, it serves other industrial and commercial properties, and is connected to Route 150 and interchanges off 495, and yet, it has not seen any major improvement by the City in decades; and
- **WHEREAS,** the City established the LEAD program (Leverage Economic Access for Development) to establish a proactive approach to creating access to development sites by addressing off-site constraints; and
- **WHEREAS,** the Mayor recommended and the City Council approved funding for traffic studies for the South Hunt Road Corridor, matched by Global Property Developers, to facilitate planning which will address the needs for current and future growth in the City; and
- **WHEREAS,** the City has approved Tax Increment Financing for the Atlantic Sports Center initiating the first step in the development financing process; and
- **WHEREAS,** The City of Amesbury has an opportunity to leverage new growth from development in the South Hunt Road and Route 150 area of the City; and
- **WHEREAS,** the City has received approval for \$2.5 million in funds from the Commonwealth, known as MassWorks, to eventually be augmented by the District Improvement Program as established herein; and

A TRUE COPY ATTEST

CLERK

- **WHEREAS,** The District Improvement Program, as outlined in the document cited herein, will provide opportunities to leverage new growth to create traffic mitigation infrastructure which will manage impacts of the new growth; and
- **WHEREAS,** The development of the above improvements requires engineering to facilitate the necessary permits and approvals toward achieving the necessary plans to proceed with construction and use of the MassWorks Funds

Now Therefore: This Order shall amend the above referenced District Improvement Program (DIF) and take other actions pursuant to the amended document titled City of Amesbury South Hunt Area District Improvement Financing Program District Designation, adopted September 26th, 2018, which is incorporated herein by reference. The DIF shall fulfill the purpose of leveraging funds to improve, enhance, expand, and/ or create new, roadway and other improvements pursuant to the above document as may be amended. The Municipal Council shall hereby vote to:

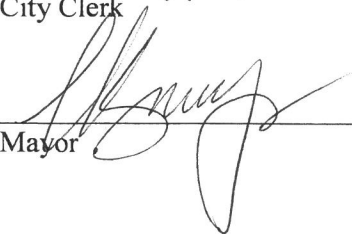
- Establish the South Hunt Area Development Program articulating the public improvements necessary and the anticipated allocation of funds to the improvements, and;
- Establish the South Hunt Area Invested Revenue District Development Program (IRDDP) articulating the sources of revenues from projected new growth anticipated through projects within the DIF District, and;
- Establish through the IRDDP the apportionment of revenues from the new growth associated with the DIF District toward funding the applicable improvements as outlined in the Development Program, and;
- Generally outline the management of funds from the above revenues to fund the above Development Program, and;
- Understand that this action shall not provide authorization to borrow, raise, or appropriate funds for the above purposes. These actions are separate as set forth by City requirements.

Councilor Richard Marggraf moved to approve 2019-002 with the grammatical changes recommended by Ordinance Committee. Councilor Steven Stanganelli seconded. A roll call vote was taken, and it was unanimous (8 present).

Witness my hand and seal for the City of Amesbury this 14th day of February, 2019



City Clerk



Mayor

2/19/19
Date